157.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	621,100 / 621,100
					USE VALUE:	621,100 / 621,100
					ASSESSED:	621,100 / 621,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
220		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHARJAN KRISHNA &
Owner 2:	DANGOL DEEPAK
Owner 3:	
Street 1:	220 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEWIS JUSTIN C/KRISTINE H -
Owner 2:	-
Street 1:	220 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	221,600	500	399,000	621,100
Total Card	0.138	221,600	500	399,000	621,100
Total Parcel	0.138	221,600	500	399,000	621,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.43 /Parcel: 507.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104657

GIS Ref

GIS Ref

Insp Date 05/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0004-0012.0

!12307!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	221,600	500	6,000.	399,000	621,100		Year end	12/23/2021
2021	101	FV	214,400	500	6,000.	399,000	613,900		Year End Roll	12/10/2020
2020	101	FV	214,400	500	6,000.	399,000	613,900	613,900	Year End Roll	12/18/2019
2019	101	FV	196,700	500	6,000.	399,000	596,200	596,200	Year End Roll	1/3/2019
2018	101	FV	196,700	500	6,000.	336,300	533,500	533,500	Year End Roll	12/20/2017
2017	101	FV	209,200	500	6,000.	307,800	517,500	517,500	Year End Roll	1/3/2017
2016	101	FV	209,200	500	6,000.	262,200	471,900	471,900	Year End	1/4/2016
2015	101	FV	196,700	600	6,000.	228,000	425,300	425,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:20:33

LAST REV

Date	Time
06/20/18	14:52:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12307

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWIS JUSTIN C/	63153-103		1/7/2014		472,000	No	No		
LEWIS JUSTIN C/	52794-334		5/18/2009		372,000	No	No		
	13038-71		8/16/1976		38,500	No	No		N

USER DEFINED

Prior Id # 1:	104657
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	Meas/Inspect	BS	Barbara S
2/6/2009	Missed Appt.	294	PATRIOT
11/12/2008	Measured	336	PATRIOT
3/16/2000	Inspected	264	PATRIOT
12/2/1999	Measured	268	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.95	7			Topo	-5					399,000						399,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	146.273
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	301030
Depreciation:	79472
Depreciated Total:	221558

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

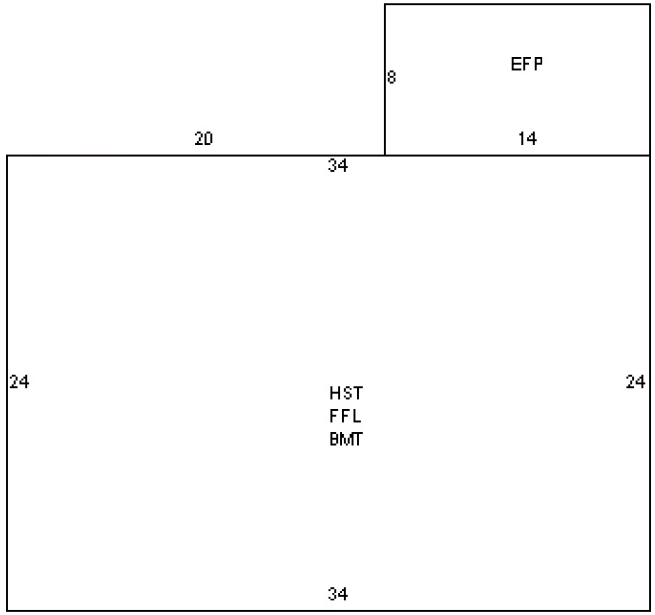
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.27
Special Features:	0	Val/Su Net:	102.97
Final Total:	221600	Val/Su SzAd	181.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	43.880	35,808
FFL	First Floor	816	146.270	119,358
HST	Half Story	408	146.270	59,679
EFP	Enclos Porch	112	50.760	5,685

Net Sketched Area:	2,152			Total:	220,530
Size Ad	1224	Gross Area	2560	FinArea	1224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X11	A	AV	1996	5.35	T	18.4	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500